

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 17, 1971

Appeal No. 10680 Gray Capital Properties, Inc., appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of February 23, 1971.

EFFECTIVE DATE OF ORDER - August 16, 1971

**ORDERED:**

That the appeal for variance from rear yard and minimum lot area requirements of R-5-A District to permit erection of semi-detached dwelling on 51st Street, between Call and C Street, S.E., lot 1, Square 5312 be granted.

**FINDINGS OF FACT:**

1. The subject property is located in an R-5-A District.
2. The property is currently an unimproved lot.
3. The appellant proposes to erect semi-detached dwellings in subject property. (See Exhibit No. 2).
4. The lot when subdivided will be 2,000 square feet for each house. The dimension of each lot will be 40' by 50'. The depth of the house will be 32' leaving a rear yard of 8'. The appellant does not own any of the adjacent property to the subject property.
5. No opposition was registered at the public hearing to the granting of this appeal.

**OPINION:**

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations

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and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.